



1.0 EXECUTIVE SUMMARY

1.1 Project Overview

“The Department of Administrative Services (DAS), General Services Enterprise, Purchasing Division (GSE), required a complete evaluation and analysis regarding the condition of the Wallace State Office Building located on the Capitol Complex in Des Moines, Iowa, including architectural, structural, electrical, mechanical, and environmental systems and building air quality, and to assist the department in making a recommendation to the general assembly no later than January 31, 2005, as to whether the Wallace building should be renovated for future use or vacated and demolished.”

The DAS issued Request for Proposal No. 20400S015, *Evaluation of and Recommendations for the Wallace State Office Building*, and, resulting from the bidding process, selected AMEC E&C Services, Inc. to perform the evaluation and analysis.

1.2 Purpose of This Document

This document is intended to be

- A review of Wallace Building current conditions
- A feasibility-level look at short-term and long-term change options for the Wallace Building
- A feasibility-level cost estimate to implement such changes.
- Recommendation for the final disposition of the Wallace Building.

This document is not intended to provide final designs, recommendations, or estimates for changes to the Wallace Building, but serves as a guide for the decision whether to renovate for future use or vacate and demolish the Wallace Building. No further information gathering toward the determination of the building's outcome is needed following this study.



1.3 Report Recommendation

The Wallace State Office Building can and should be used well into the 21st century. Environmental, economic, and Capital Complex office needs all point towards the building remodel. A qualitative comparison is outlined in the chart in section 6.8 of this report.

Major remodelling of the Wallace State Office Building includes the following major elements:

- Removal of upper level of parking area.
- Move the mechanical HVAC equipment to penthouse structures, freeing up floor space that can now be used for offices.
- Extending 2nd, 3rd, 4th, and 5th floor areas out into the large atrium space, adding usable office space.
- Complete replacement of building envelope and windows.

The advantages to a building remodel are significant:

- The Indoor Environmental Quality issues presently existing in the Wallace State Office Building will be remediated by a major remodeling of the building mechanical and electrical systems. The resulting new mechanical and electrical systems will solve the temperature / humidity control problems, upgrade the fire protection and communication systems, and correct airflow issues within the building. This will bring the remodelled building to a quality that equals or exceeds new.
- Remodeling the building will diminish the impact on the environment by continuing to utilize the building structure and much of the infrastructure servicing it. Replacement of the building exterior will give the building a fresh look while providing a low maintenance façade for many years to come.
- More usable space will be developed within the building by revising internal layout there. This provides the most cost efficient way to add office space to the Capital Complex.
- Remodeling will require less construction time than building a new building.



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- The reuse of the structural elements and decreased site impact of a remodel over replacement provides roughly a 25% savings over replacement costs. The cost estimate for building replacement is approximately \$45,000,000, versus a cost estimate for building remodel of approximately \$32,000,000.

Remodeling offers the best use of capital, will bring the building and systems completely up to date, and provides the most cost effective long-term solution to office demands on the Capital Complex.